

**SUMMARY OF THE REQUIREMENTS TO BE MET BY A LIEN CLAIMANT
ON A WASHINGTON PRIVATE CONSTRUCTION PROJECT***

NOTICE TO CUSTOMER	<p>FROM: Prime Contractor working on four or fewer residential units when the contract price is \$1,000 or more, or on a commercial building when the contract price is \$1,000 or more, but less than \$60,000.</p> <p>TO: Owner.</p> <p>WHEN: Before starting construction.</p>
NOTICE OF FURNISHING PROFESSIONAL SERVICES	<p>FROM: Provider of professional services.</p> <p>TO: County Recorder.</p> <p>WHEN: As soon as professional services are commenced.</p>
PRECLAIM NOTICE (for all projects except repair and remodeling of owner-occupied single-family residence)	<p>FROM: Provider of professional services, materials or equipment, except that the following need not provide the notice: (1) a provider that contracts directly with the owner or the owner's actual agent, or (2) a first tier subcontractor.</p> <p>TO: Owner and usually also prime contractor.</p> <p>WHEN: <u>New single family residence</u>: within ten days of first supplying professional services, materials or equipment; <u>All other projects</u>: within 60 days of first supplying professional services, materials or equipment.</p>
PRECLAIM NOTICE (for repair and remodeling of owner-occupied single-family residence)	<p>FROM: Provider of professional services, materials or equipment to anyone other than the owner.</p> <p>TO: Owner and usually also prime contractor.</p> <p>WHEN: Immediately after agreeing to furnish professional services, materials or equipment.</p>
NOTICE TO REAL PROPERTY LENDER (only applicable where there is not a payment bond of at least 50% of the amount of construction financing)	<p>FROM: Potential lien claimant to whom payment is five or more days overdue.</p> <p>TO: Construction lender, owner, and prime contractor.</p> <p>WHEN: Within 35 days of date payment is due.</p>
CLAIM OF LIEN	<p>FROM: Unpaid claimant.</p> <p>TO: County Recorder.</p> <p>WHEN: Not later than 90 days after the last furnishing of labor, professional services, materials or equipment or the last date on which employee benefit contributions were due.</p>
COPY OF CLAIM OF LIEN	<p>FROM: Unpaid claimant.</p> <p>TO: Owner.</p> <p>WHEN: Within 14 days of date claim of lien is filed for recording.</p>
DEADLINE FOR FILING A LAWSUIT	Within eight months of recording claim of lien.

* This summary is intended to generally set forth the requirements applicable to most lien claimants. The remainder of the chapter should be consulted for a more detailed discussion.